

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - NE/S Alliston Drive, 294' SE of the c/l of Ascot Court (13505 Alliston Drive) 11th Election District 6th Councilmanic District

Roger K. Mann, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-70-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 13505 Alliston Drive, located in the vicinity of Dulaney Valley Estates in northern Baltimore County. The Petitions were filed by the owners of the property, Roger K. and Cynthia M. Mann. The Petitioners seek approval to amend the final development plan of Manor's Choice, Lot 8, to permit the projection of an existing dwelling outside the building envelope. In addition to the special hearing relief sought, the Petitioners request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 60 feet in lieu of the minimum required 75 feet for said dwelling. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Roger Mann, and his mother Cynthia M. Mann. Appearing as an interested party was John B. Ross, a representative of the Carroll Manor Improvement Association, and an attorney at law. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.4165 acres, more or less, zoned R.C. 5 and is improved with a two-story single family dwelling. Mr. Mann testified that he built

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

the subject dwelling for his mother and himself. He testified that the house is handicap accessible and was designed for his mother who is wheel-chair-bound. Mr. Mann stated that he had taken all of the measurements and, assuming that he had taken them correctly, began construction of the dwelling. However, mid-way through the construction phase, the Petitioner applied for a loan to complete the dwelling at which time the bank required a location survey to support the loan application. During this process, it was discovered that the front of the dwelling projects several feet outside the building envelope, and further, that it is located only 60 feet from the street centerline. Thus, the instant Petitions were filed in order to legitimize existing conditions. In support of their request, the Petitioners introduced a letter signed by all of the adjoining property owners indicating they have no objections to the relief requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
Date 9/29/94
By [Signature]

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing and variance Petitions should be granted. It has been established that special circumstances or conditions exist that are peculiar to this structure and to require strict compliance with the zoning regulations would result in a practical difficulty or unreasonable hardship. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

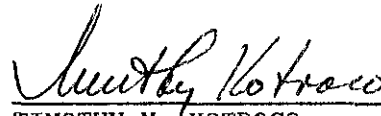
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of September, 1994 that the Petition for Special Hearing seeking approval to amend the final development plan of Manor's Choice, Lot 8, to permit the projection of an existing dwelling outside the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 60 feet in lieu of the minimum required 75 feet for said dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that a thirty-day appeal period exists from the date of this

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Date 9/29/94
By [Signature]

Order. In the event an appeal of this decision is filed and this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/29/94
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 29, 1994

Mr. Roger K. Mann
13505 Alliston Drive
Baldwin, Maryland 21013

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NE/S Alliston Drive, 294' SE of the c/l of Ascot Court
(13505 Alliston Drive)
11th Election District - 6th Councilmanic District
Roger K. Mann, et al - Petitioners
Case No. 95-70-SPHA

Dear Mr. Mann:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: John B. Ross, Esquire, c/o Berger & Frank,
105 West Chesapeake Avenue, Suite 101, Towson, Md. 21204

People's Counsel

File

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95-70-SPHA



Petition for Variance AND SPECIAL HEARING to the Zoning Commissioner of Baltimore County

for the property located at

13505 Alliston Drive

which is presently zoned

RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.3 To allow a front yard setback of 60 ft. to the street centerline (for an existing dwelling) in lieu of the minimum required 75 ft and to amend the final development plan of Manor's Choice Lot no. 8 to allow projection of same outside the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

New home was mistakenly built with a front set back of 60' instead of 75' from the Road

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

ROGER K. MANN

(Type or Print Name)

Signature

CYNTHIA M. MANN

(Type or Print Name)

Signature

13505 ALISTON DR.

Address

Phone No.

BALDWIN MD. 21013

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Roger Mann & Cynthia Mann 6683838

Name

13505 Alliston Dr Baldwin MD 21013

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

8-19-94

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR

(address)

Election District

11

Councilmanic District

6

(#71)

Beginning at a point on the

Northeast side of Alliston
(north, south, east or west)

Drive
(street on which property fronts)

which is

40'
(number of feet of right-of way width)

wide at a distance of 294' ± South - EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street

Ascot Ct.
(name of street)

which is

50'
(number of feet of right-of-way width)

wide.

*Being Lot # 8.

Block

Section #

in the subdivision of

plat 182 Manor's Choice
(name of subdivision)

as recorded in Baltimore County Plat

Book #

64

Folio #

75

containing

61,702.74 S.F. = 1.4165.
(square feet and acres)

95-70-SPHA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-70-SPH2

District: 11th Date of Posting: 9/10/94
Posted for: Variance & Special Hearing
Petitioner: Roger & Cynthia Marx
Location of property: 13505 Allison Drive, NE/S
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 9/16/94
Number of Signs: 1



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CERTIFICATE OF PUBLICATION

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
95-70-SPHA (Item 71)
13505 Allison Drive
NE/S Allison Drive, 294
SE of b/ Ascot Court
11th Election District
6th Councilmanic
Petitioner(s):

Petitioner(s):
Roger K. Mann and
Cynthia M. Mann

HEARING: THURSDAY,
SEPTEMBER 29, 1994 at
9:00 a.m. in Rm. 118, Old
Courthouse.

Variance: to allow a front yard setback of 60 feet to the street centerline (for an existing dwelling) in lieu of the minimum required 75 feet. **Special Hearing:** to amend the final development plan of Manor's Choice, Lot 2, to allow projection of same outside the building envelope.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

**NOTES: (1) Hearings are Hand-
icapped accessible; for special
accommodations Please Call
887-3353.**

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9/042 September 1.

TOWSON, MD.,

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 1, 1994.

THE JEFFERSONIAN.

A. Henickson
LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-70-SPAA

Account: R-001.6150

Item Number 71

Taken in by: [Signature]

Date 8-19-94

Owner: Roger K Mann

Site: 13505 Alston DR. (21013)

#010 Residential Variance filing fee \$50.00

Amendment to Development plan fee \$50.00

#080 Sign & posting \$35.00

Total \$135.00
[Stamp: PAID 8/25/94]

03AD3W0218MTCRL

BA 0010:33AM08-19-94

\$135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 71

Petitioner: Roger K. Mann

Location: 13505 Alliston Dr. (21013)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Roger K. Mann

ADDRESS: 13505 Alliston Dr. Beltsville Md, 21013

* PHONE NUMBER: Roger Mann
6683838 or 592 9898

MUST BE SUPPLIED

1 - 104/05/93

TO: PUTUXENT PUBLISHING COMPANY
September 1, 1994 Issue - Jeffersonian

Please forward billing to:

Roger and Cynthia Mann
13505 Alliston Drive
Baldwin, Maryland 21013
668-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-70-SPHA (Item 71)
13505 Alliston Drive
NE/S Alliston Drive, 294' SE of c/l Ascot Court
11th Election District - 6th Councilmanic
Petitioner(s): Roger K. Mann and Cynthia M. Mann
HEARING: THURSDAY, SEPTEMBER 29, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a front yard setback of 60 feet to the street centerline (for an existing dwelling) in lieu of the minimum required 75 feet.
Special Hearing to amend the final development plan of Manor's Choice, Lot 8, to allow projection of same outside the building envelope.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-70-SPHA (Item 71)
13505 Alliston Drive
NE/S Alliston Drive, 294' SE of c/l Ascot Court
11th Election District - 6th Councilmanic
Petitioner(s): Roger K. Mann and Cynthia M. Mann
HEARING: THURSDAY, SEPTEMBER 29, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a front yard setback of 60 feet to the street centerline (for an existing dwelling) in lieu of the minimum required 75 feet.
Special Hearing to amend the final development plan of Manor's Choice, Lot 8, to allow projection of same outside the building envelope.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Roger and Cynthia Mann

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Roger and Cynthia Mann
13505 Alliston Drive
Baldwin, Maryland 21013

RE: Item No. 71, Case No. 95-70-SPHA
Petitioner: Roger and Cynthia Mann

Dear Mr. & Mrs. Mann:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 19, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a printed name and title.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jaw

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

8-26-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *471 (JJS)*

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

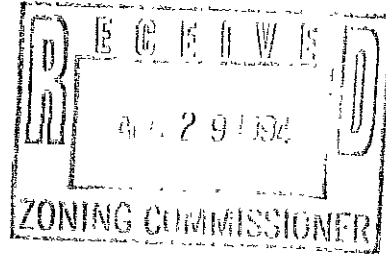
Tom 9/29
95-70574

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 29, 1994

SUBJECT: 13505 Alliston Drive



INFORMATION:

Item Number: 71
Petitioner: Roger K. Mann
Property Size: _____
Zoning: R.C. 5
Requested Action: _____
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the applicant's request, we find it inconceivable that engineers, surveyors and/or contractors can make such an error as improperly siting a house on a lot. In these cases an appropriate maxim seems to ring true: it is far easier to ask for forgiveness than permission.

Prepared by: Jeffrey W. Lee
Division Chief: Gary L. Kears
PK/JL:lw

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 7, 1994
Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 6, 1994
Items 62, 71 and 72

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

95-70

TO: ZADM

DATE: 8/31/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 63
64
65
66
68
69
70
71
72

LS:sp

LETTY2/DEPRM/TXTSBP

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65,
67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE
13505 Alliston Drive, NE/S Alliston * ZONING COMMISSIONER
Drive, 294' SE of c/l Ascot Ct, 11th
Election Dist., 6th Councilmanic * OF BALTIMORE COUNTY

Roger K. Mann and Cynthia M. Mann * CASE NO. 95-70-SPHA
Petitioners
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Roger K. Mann and Cynthia M. Mann, 13505 Aliston Drive, Baldwin, MD 21013, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

2025 AUG 31 11:11 AM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Roger + Cynthia Mann

ADDRESS

13505 Alliston Dr Belknap Md 21013

JOHN B. ROSS

ATTORNEY AT LAW

BERGER AND FINK

SUITE 101

105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

(410) 828-5000
FAX (410) 828-5308



Printed with Soybean Ink
on Recycled Paper

September 27, 1994

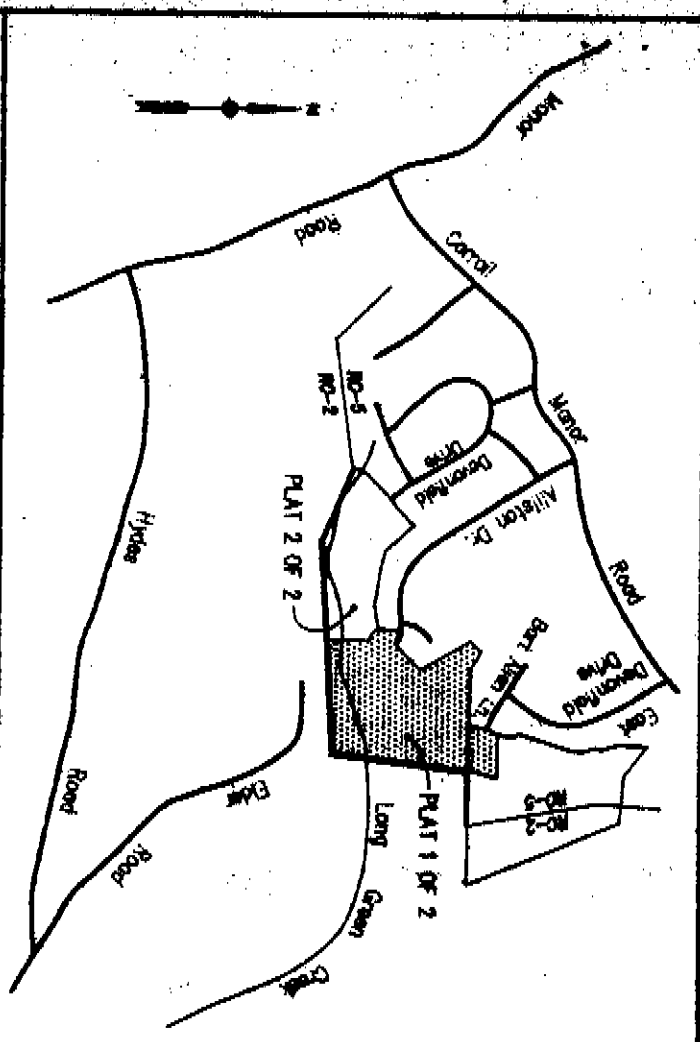
To Whom It May Concern:

We, the residents of Manor's Choice, are aware of Roger and Cynthia Mann's variance request for 13505 Alliston Drive, Baldwin, MD 21013. It is understood that the house is 15 feet out of the building envelope. However, the house is architecturally in accord with the surrounding homes and maintains the value of the neighborhood. We have no problem with the house's location and therefore hope the variance is approved.

Ellen / Phil Bayless 13506 Alliston Dr. (Lot 13)
Mr. & Mrs. Ed M. Haly 13502 Alliston Dr (Lot #11)
Chen M & Mindy C. Shen 13500 Alliston Dr.
Dennis & Barbara Lynch 13501 Alliston Drive
Ray Renee Kaden 13504 Alliston Dr.
Mr & Mrs J. Ben Jenkins 1 Ascot Court

PETITIONER'S
EXHIBIT 2

MICROFILMED



Vicinity Map
Scale: 1" = 2000'

Area Tabulation

	PLAT 1	PLAT 2
Gross Area	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
Heated Property	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
Unheated Property	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
Water	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
Highway	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
Wetland	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
Net Area	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.
For Lots	1731155 sq. ft. = 39.7419 Ac.	1023195 sq. ft. = 23.4893 Ac.

Curve Data

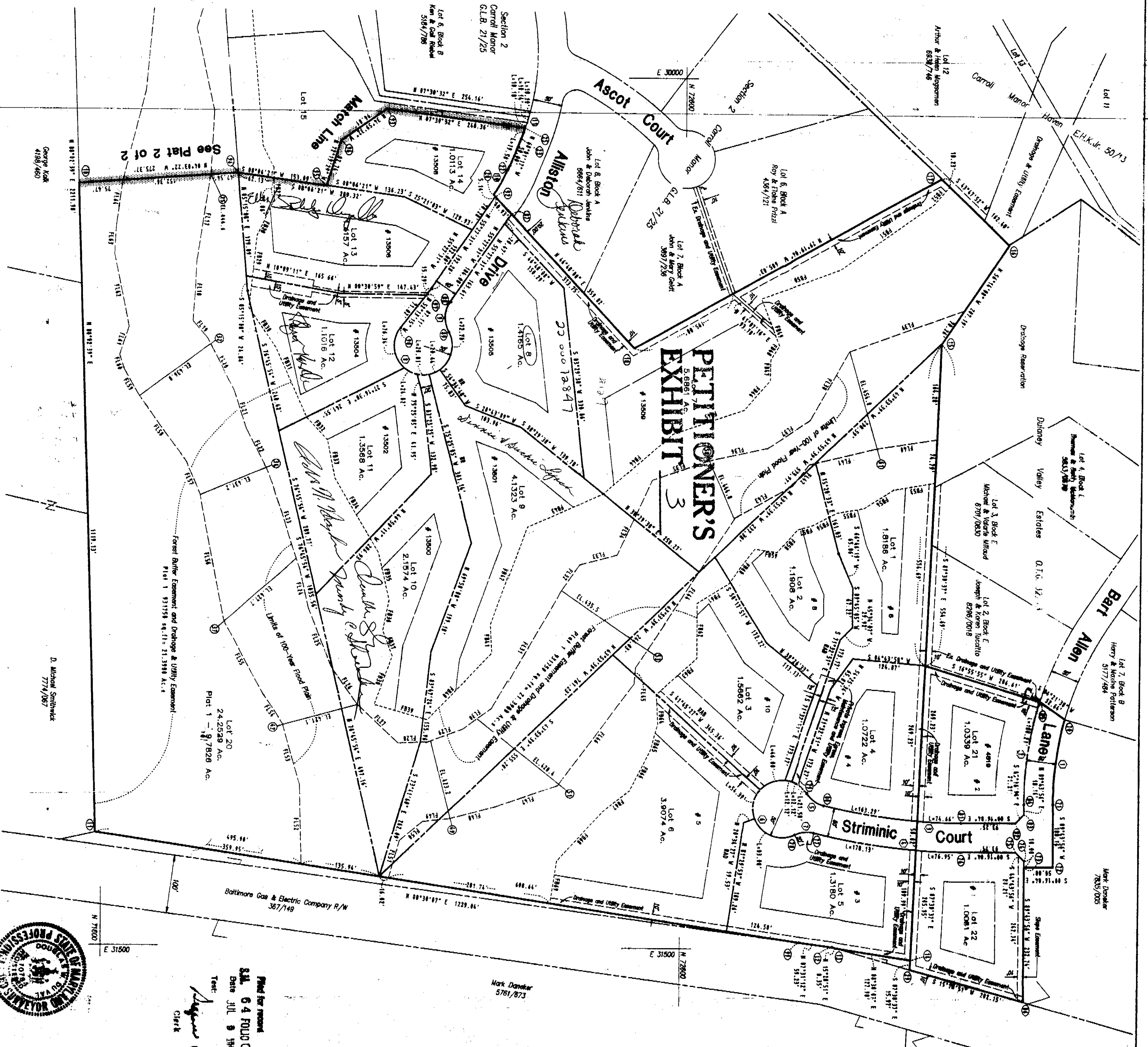
No.	Delta	Radius	Length	Chord	Tangent
1	15° 31' 00"	555.00	155.43	155.43	35.18
2	11° 12' 31"	480.00	188.21	188.21	39.79
3	11° 12' 31"	480.00	188.21	188.21	39.79
4	11° 12' 31"	480.00	188.21	188.21	39.79
5	11° 12' 31"	480.00	188.21	188.21	39.79
6	11° 12' 31"	480.00	188.21	188.21	39.79
7	11° 12' 31"	480.00	188.21	188.21	39.79
8	11° 12' 31"	480.00	188.21	188.21	39.79
9	11° 12' 31"	480.00	188.21	188.21	39.79
10	11° 12' 31"	480.00	188.21	188.21	39.79
11	11° 12' 31"	480.00	188.21	188.21	39.79

Flood Plain

Forest Buffer

Coordinates

No.	Delta	Radius	Length	Chord	Tangent
1	15° 31' 00"	555.00	155.43	155.43	35.18
2	11° 12' 31"	480.00	188.21	188.21	39.79
3	11° 12' 31"	480.00	188.21	188.21	39.79
4	11° 12' 31"	480.00	188.21	188.21	39.79
5	11° 12' 31"	480.00	188.21	188.21	39.79
6	11° 12' 31"	480.00	188.21	188.21	39.79
7	11° 12' 31"	480.00	188.21	188.21	39.79
8	11° 12' 31"	480.00	188.21	188.21	39.79
9	11° 12' 31"	480.00	188.21	188.21	39.79
10	11° 12' 31"	480.00	188.21	188.21	39.79
11	11° 12' 31"	480.00	188.21	188.21	39.79



Legend

Plot Outline	1
Road Right-of-Way	2
Lot Lines	3
Building Footprint	4
Curve Numbers	5
House Numbers	6
Coordinates	7
Utility Easements	8
Drainage and Utility Easements	9
100-Year Flood Elevation	10
Water Station Elevation	11

General Notes

- The recording of this plat does not constitute or imply acceptance by the County of any street, easement, park, open space, or other public use of the land shown on this plat.
- This plat is subject to the provisions of the Subdivision Map Act, Chapter 21, of the Code of Baltimore, and to the provisions of the Subdivision Map Act, Chapter 21, of the Code of Baltimore, and to the provisions of the Subdivision Map Act, Chapter 21, of the Code of Baltimore.
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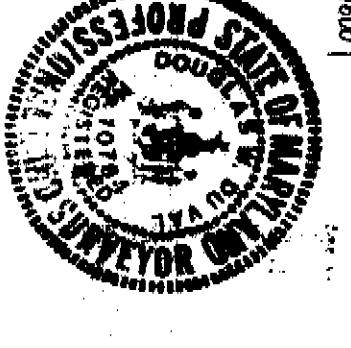
Filed for record
Date JUL 9 1992
Test:
Notary Public
Clerk

Manor's Choice

C.R.G. No. 91052
Planning No. X1-503

11th Election District
Baltimore County, Maryland
Scale: 1"=100' 13 April, 1992

DUVAL & ASSOCIATES, P.A.
ENGINEERS - SURVEYORS
8 EIGHTH WOOD COURT
PHOENIX, AZ 85013
410-666-5467



OWNER'S CERTIFICATE

The undersigned, owners of the land shown on this plat, hereby certify that, to the best of their knowledge, the requirements of Subsection (c) of Section 3-106 of the Real Property Article of the Code of Baltimore have been complied with, and as such, the recording of this plat does not constitute or imply acceptance by the County of any street, easement, park, open space, or other public use of the land shown on this plat.

Signature: *Mark J. Dwyer*
Date: 4/17/92

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the author of this plat and that the land shown on this plat has been laid out and the plat thereof has been prepared, in compliance with Subsection (c) of Section 3-106 of the Real Property Article of the Code of Baltimore, and that the recording of this plat does not constitute or imply acceptance by the County of any street, easement, park, open space, or other public use of the land shown on this plat.

Signature: *Mark J. Dwyer*
Date: 4/16/92

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Signature: *Mark J. Dwyer*
Date: 4/16/92

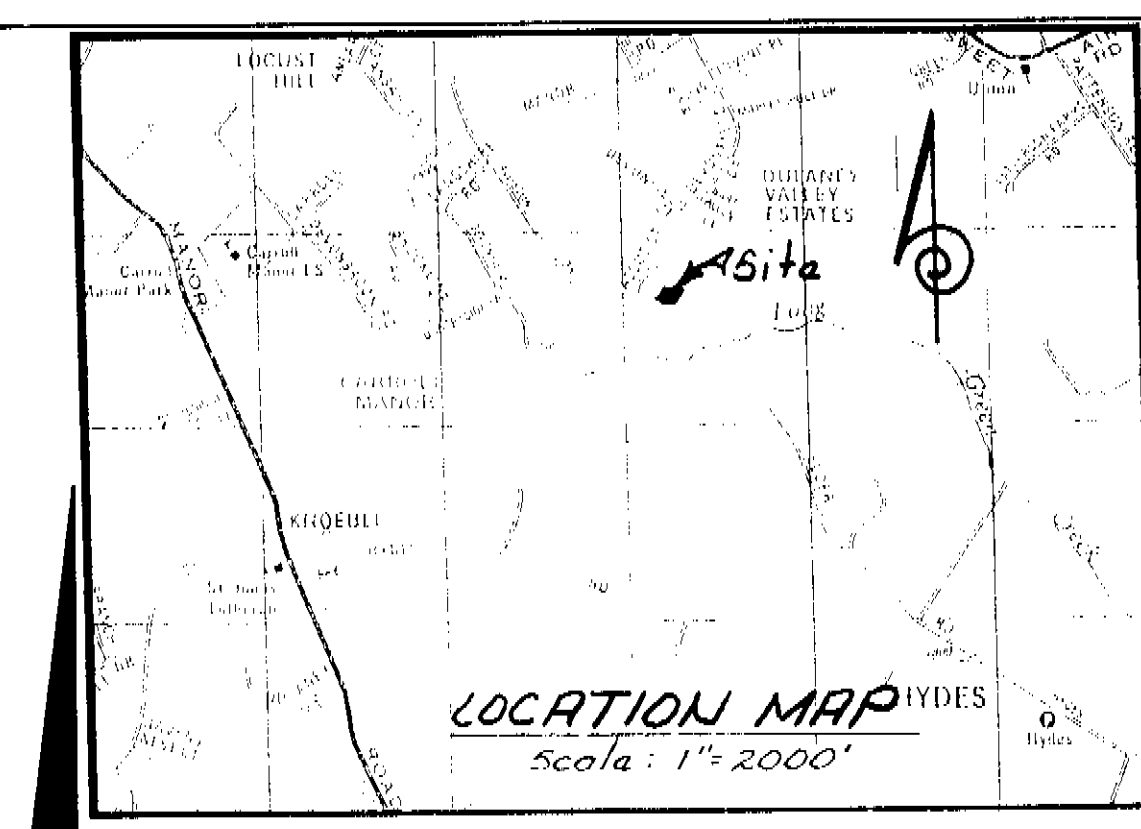
APPROVED BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

Signature: *Mark J. Dwyer*
Date: 4/16/92

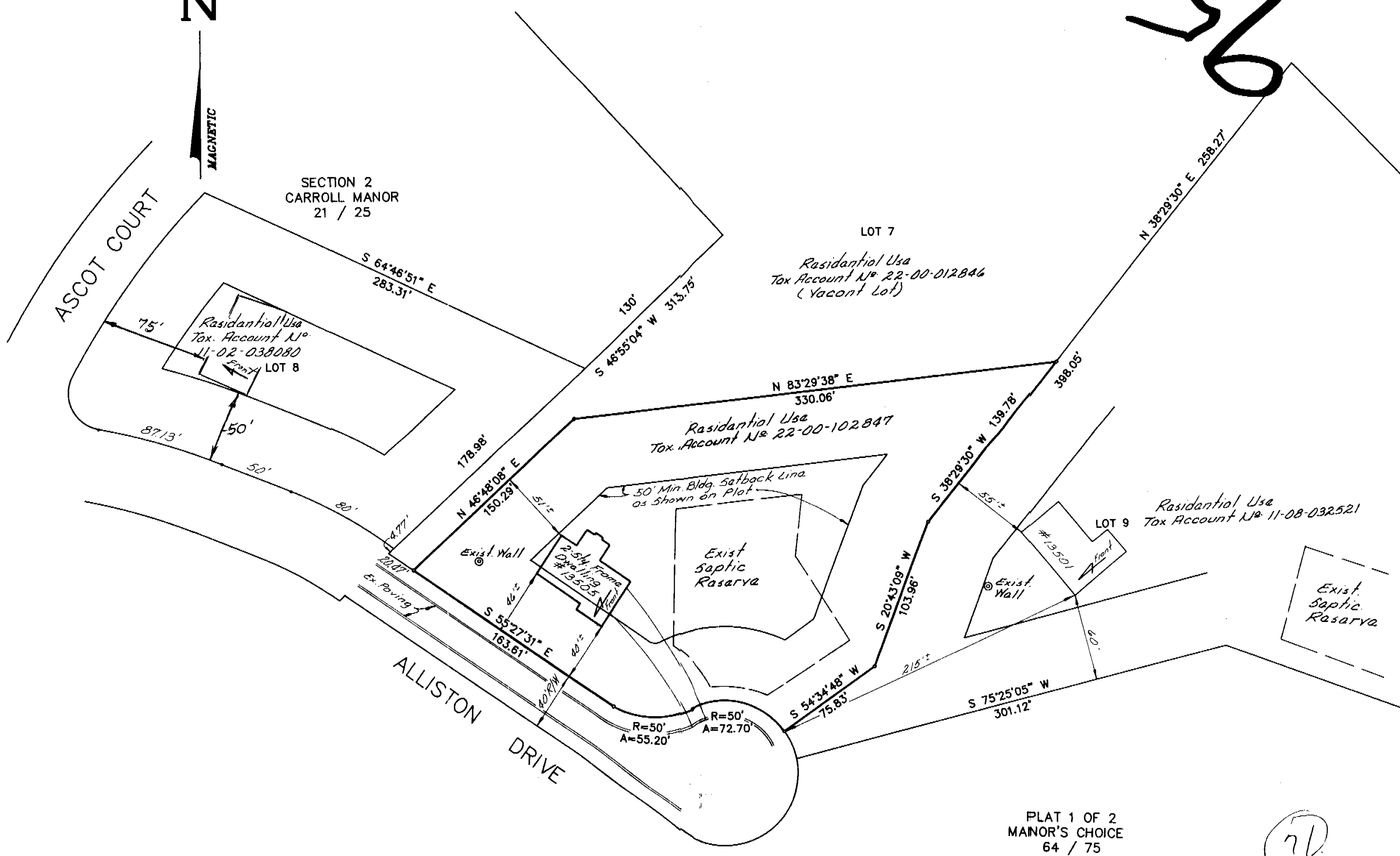
Coordinates and bearings shown hereon are referred to the system of coordinates established in the Baltimore County Subdivision Map Act, and are based upon the following corner stations:

13944 N 74309.13 E 28534.47
13943 N 74224.28 E 28210.44

44-5-01-56



N
MAGNETIC



PLAT 1 OF 2
MANOR'S CHOICE
64 / 75

PETITIONER'S
EXHIBIT 1

Plat for Zoning Variance
LOCATION INFORMATION

#13505 ALLISTON DRIVE
PLAT 1 OF 2 MANOR'S CHOICE
PLAT BOOK #64, FOLIO #75, LOT # 8
LOT SIZE = 1.4165 AC. +/- or 61702 SF. +/-
ELECT.DIST. #11, COUNCILMANIC DIST. #C6
SCALE 1"=50' DATE: AUGUST 12, 1994
ZONING: **RC5** WATER: PRIVATE, SEWER: PRIVATE
1"=200' SCALE MAP NO: NE 18-F
This Property Is Not in the Chesapeake Bay Critical Area.
There are No Prior Zoning Hearings for this Property

Zoning Office Use Only
reviewed by ITEM#: CASE#:

receipt
95-70-SHA

Account # 001-8150
Item Number 71

Date 8-18-94
Mr. Roger K. Mann
13505 Allison Drive
Baltimore, Maryland 21204

210 Residential Variance Along Ave \$50.00
Amendment to Development Plan \$50.00
Sign & Posting 35.00
Total \$135.00

Please Make Checks Payable To: Baltimore County

Printer Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 71
Petitioner: Roger K. Mann
Location: 13505 Allison Dr. (21013)
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Roger K. Mann
ADDRESS: 13505 Allison Dr. Baltimore MD 21204
PHONE NUMBER: 410-783-5925

MUST BE SUPPLIED

TO: PUPERTY PUBLISHING COMPANY
September 1, 1994 Issue - Jeffersonian

Please forward billing to:
Roger and Cynthia Mann
13505 Allison Drive
Baltimore, Maryland 21013
668-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-70-SHA (Item 71)
13505 Allison Drive
NE/S Allison Drive, 294' SE of c/l Ascot Court
11th Election District - 6th Councilmanic
Petitioner(s): Roger K. Mann and Cynthia M. Mann
HEARING: THURSDAY, SEPTEMBER 29, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a front yard setback of 60 feet to the street centerline (for an existing dwelling) in lieu of the minimum required 75 feet.
Special Hearing to amend the final development plan of Manor's Choice, Lot 8, to allow projection of same outside the building envelope.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 26, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-70-SHA (Item 71)
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Special Hearing to amend the final development plan of Manor's Choice, Lot 8, to allow projection of same outside the building envelope.

ARNOLD JABLON, DIRECTOR

cc: Roger and Cynthia Mann

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Roger and Cynthia Mann
13505 Allison Drive
Baltimore, Maryland 21013

RE: Item No. 71, Case No. 95-70-SHA
Petitioner: Roger and Cynthia Mann

Dear Mr. & Mrs. Mann:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 19, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
Zoning Coordinator

WB:jjw

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-26-94

Re: Baltimore County
Item No. 71 (JJS)

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 29, 1994

SUBJECT: 13505 Allison Drive

INFORMATION:

Item Number: 71
Petitioner: Roger K. Mann
Property Size: _____
Zoning: R.C. 5
Requested Action: _____
Hearing Date: 9/1/94

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the applicant's request, we find it inconceivable that engineers, surveyors and/or contractors can make such an error as improperly siting a house on a lot. In these cases an appropriate maxim seems to ring true: it is far easier to ask for forgiveness than permission.

Prepared by: Jeffrey W. Lee
Division Chief: Barry L. Kears
PK/JL:lw

ZAC. 71/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 6, 1994
Items 62, 71 and 72

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:6W

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

DATE: 8/21/94

95-70

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:
63
64
65
66
68
69
70
71
72

LS:sp

LETTY2/DEPRM/TXTS8P

RE: PETITION FOR SPECIAL HEARING *
PETITION FOR VARIANCE *
13505 Alliston Drive, NE/S Alliston *
Drive, 294' SE of c/l Ascot Ct, 11th
Election Dist., 6th Councilmanic *
OF BALTIMORE COUNTY
Roger K. Mann and Cynthia M. Mann *
Petitioners * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-70-SPHA
Petitioners * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Denilio
CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Roger K. Mann and Cynthia M. Mann, 13505 Alliston Drive, Baldwin, MD 21013, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65, 67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Roger & Cynthia Mann *13505 Alliston Dr. Baldwin MD* *21013*

September 27, 1994

To Whom It May Concern:

We, the residents of Manor's Choice, are aware of Roger and Cynthia Mann's variance request for 13505 Alliston Drive, Baldwin, MD 21013. It is understood that the house is 15 feet out of the building envelope. However, the house is architecturally in accord with the surrounding homes and maintains the value of the neighborhood. We have no problem with the house's location and therefore hope the variance is approved.

JOHN B. ROSS
ATTORNEY AT LAW

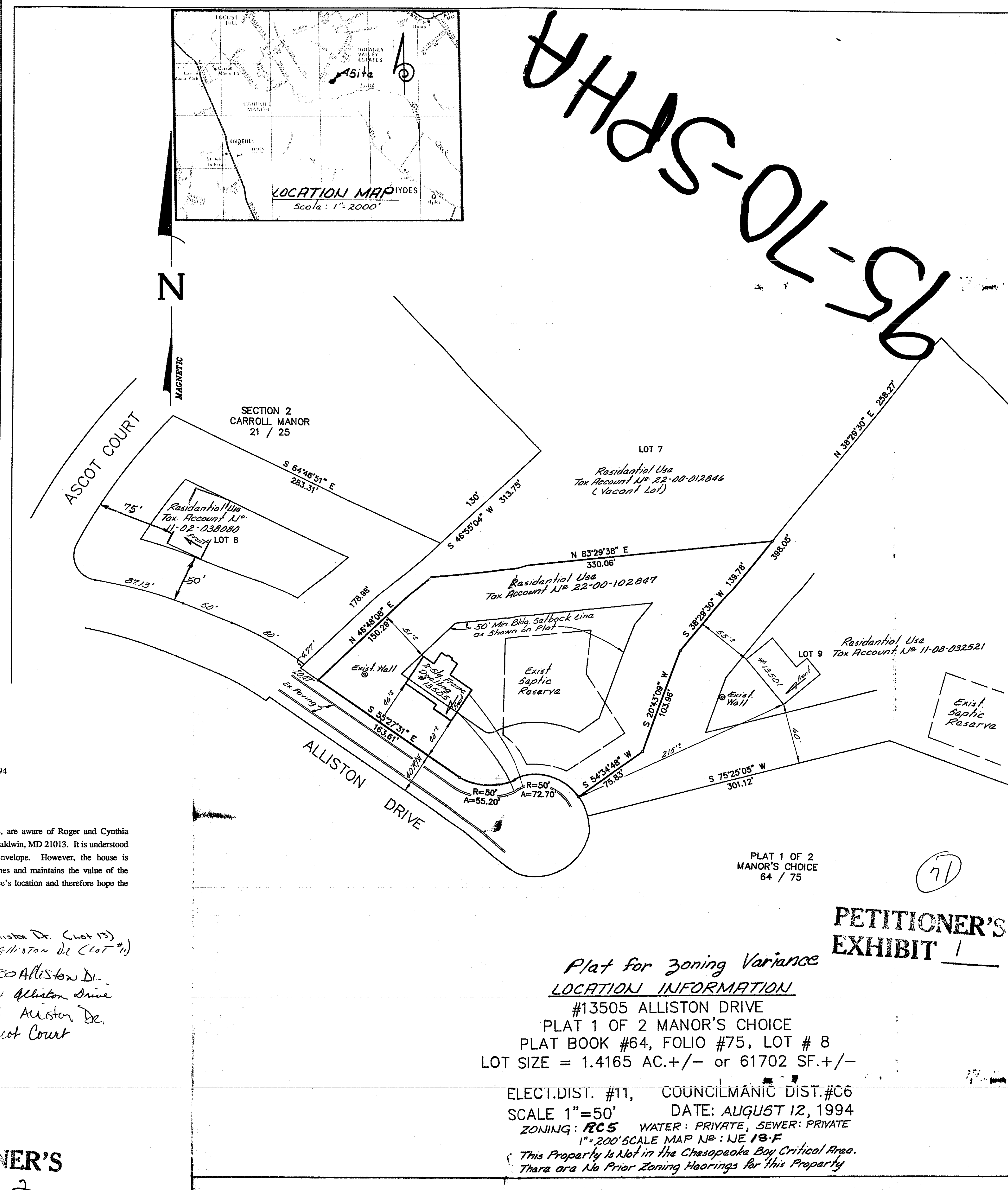
BERGER AND FINK
SUITE 100
100 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

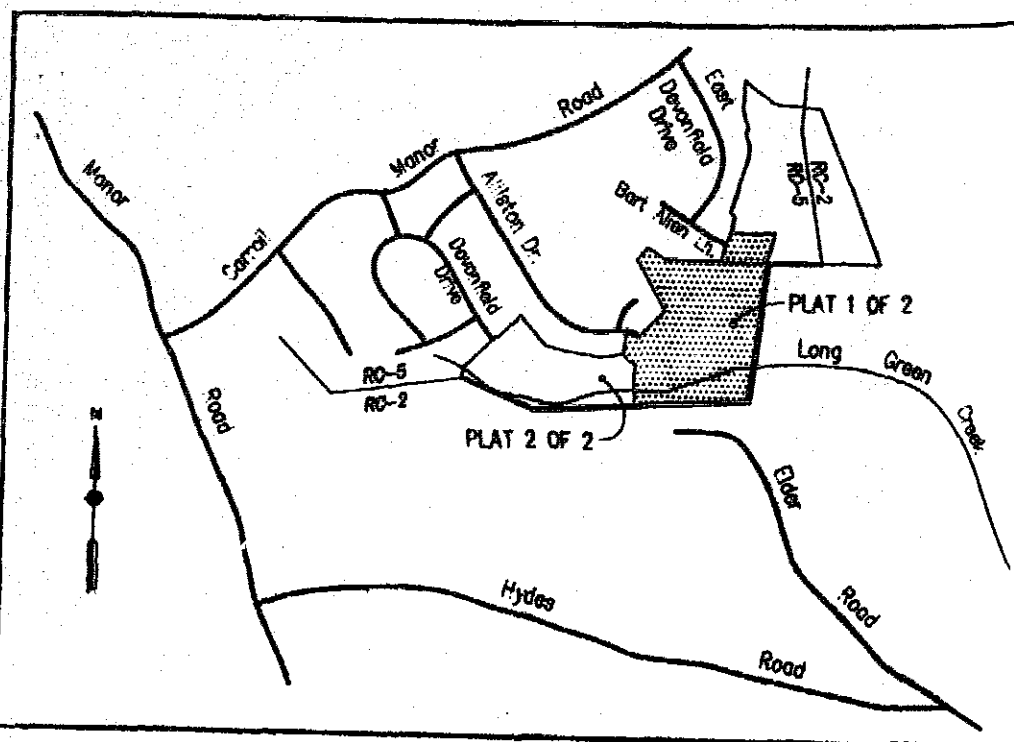
(410) 828-0200
FAX (410) 828-5303

Printed with Soybean Ink
on Recycled Paper

Allen & Shelly Bull *13506 Alliston Dr. (Lot 13)*
Mr. & Mrs. J. H. H. H. H. *13502 Alliston Dr. (Lot #11)*
Chuck & Mindy C. H. *13500 Alliston Dr.*
James & Susan H. *13501 Alliston Drive*
Pat & Anne H. *13504 Alliston Dr.*
Mr. & Mrs. J. H. H. H. *1 Ascot Court*

PETITIONER'S
EXHIBIT 2





Vicinity Map

Scale: 1" = 2000'

Area Tabulation

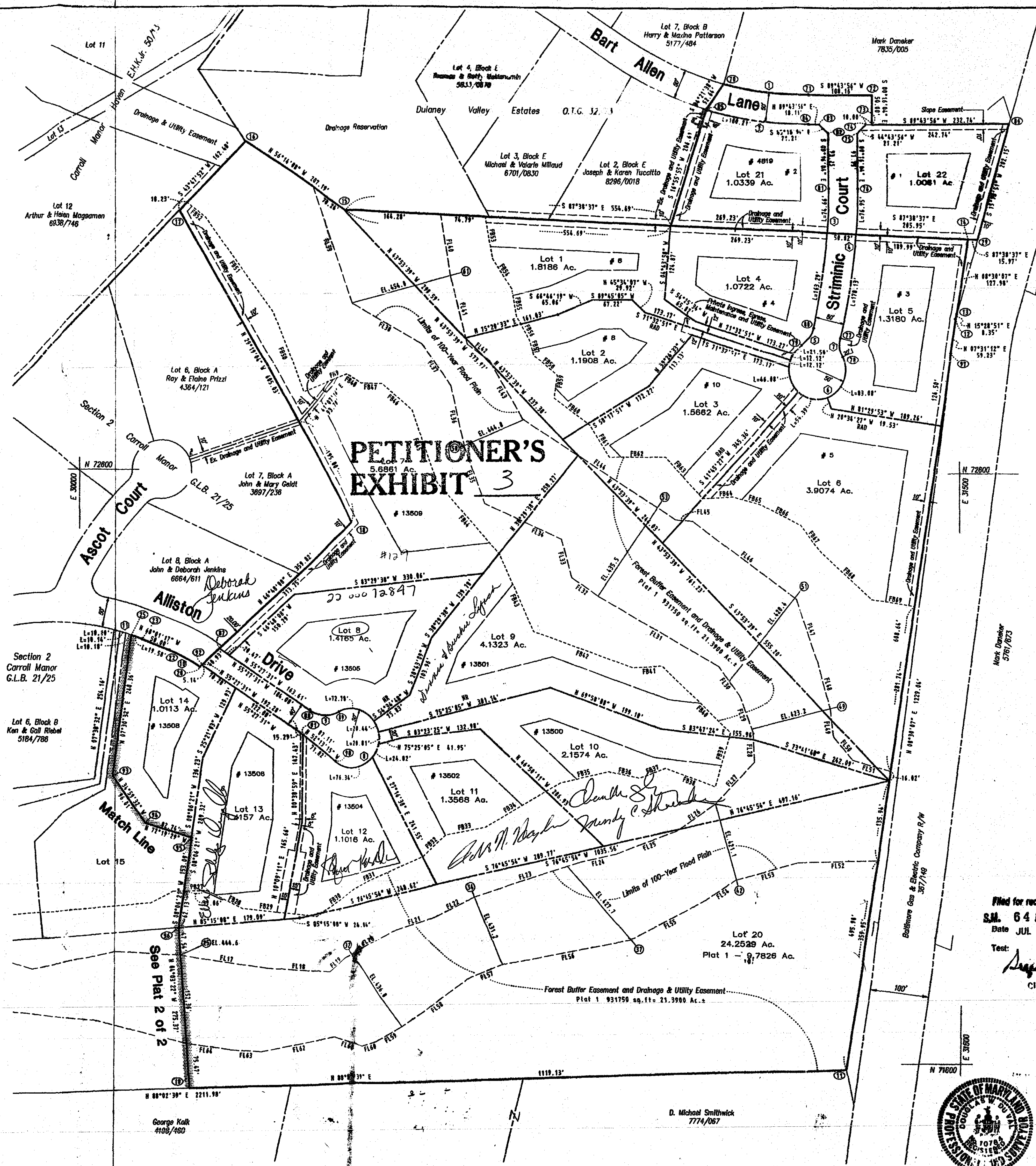
Gross Area	PLAT 1		PLAT 2	
	Hoek Property	Danecker Property	Hoek Property	Danecker Property
Total	1731156 sq. ft. = 39.7419 Ac.	111940 sq. ft. = 2.5698 Ac.	1023195 sq. ft. = 23.4893 Ac.	
Highway Widening	35167 sq. ft. = 0.8069 Ac.	23078 sq. ft. = 0.5298 Ac.	10422 sq. ft. = 0.2393 Ac.	
Net Area for lots	1696007 sq. ft. = 38.9350 Ac.	88862 sq. ft. = 2.0400 Ac.	1012773 sq. ft. = 23.2500 Ac.	
Total	1784869 sq. ft. = 40.9750 Ac.		1012773 sq. ft. = 23.2500 Ac.	

Curve Data

No.	Delta	Radius	Length	Chord	Tangent
1	15°34'00"	550.00	149.43	S 82°29'04" E 148.97	75.18
2	17°12'31"	600.00	180.21	N 81°39'49" W 179.53	98.79
3	13°50'29"	985.00	237.95	N 06°39'10" E 237.37	119.56
4	16°07'16"	1035.00	255.08	N 06°47'34" E 254.44	128.19
5	43°23'51"	50.00	37.87	S 35°16'21" W 36.97	19.90
6	26°44'58"	50.00	229.29	N 05°57'45" W 33.90	18.82
7	38°37'52"	50.00	34.59	N 05°57'45" W 33.90	18.82
8	24°52'39"	50.00	25.11	N 05°57'45" W 33.90	18.82
9	63°15'23"	50.00	55.20	N 07°05'12" W 52.44	30.79
10	13°20'44"	250.00	58.23	N 61°20'51" W 58.10	29.25
11	7°09'44"	400.00	50.00	N 71°36'29" W 49.97	25.03

Flood Plain Forest Buffer Coordinates

FL17 S 81°25'29" E 146.58	FB27 N 88°53'19" E 55.30	10 71550.87	30180.11
FL18 S 86°51'56" E 108.31	FB28 S 64°20'57" E 68.82	11 71559.06	31306.00
FL19 N 49°43'33" E 38.24	FB29 S 84°06'00" E 125.21	12 72063.32	31496.05
FL20 N 62°06'43" E 101.01	FB30 N 55°15'40" E 84.28	13 72871.37	31498.28
FL21 N 71°59'36" E 69.55	FB31 N 65°41'12" E 130.65	14 72997.94	31517.20
FL22 N 62°45'39" E 75.10	FB32 N 47°25'26" E 53.12	15 73041.69	30454.18
FL23 N 71°20'40" E 185.95	FB33 N 78°51'00" E 66.55	16 73156.84	30281.94
FL24 N 76°57'18" E 66.74	FB34 N 59°25'42" E 149.25	17 73039.56	30169.48
FL25 N 68°35'38" E 109.00	FB35 N 74°35'47" E 83.20	18 72512.03	30465.73
FL26 N 54°58'07" E 79.40	FB36 S 78°49'41" E 53.51	19 72300.75	30240.73
FL27 N 42°37'22" E 96.43	FB37 N 69°08'55" E 47.21	20 72265.73	30203.43
FL28 N 02°41'42" W 51.54	FB38 S 69°58'10" E 89.16	22 72293.59	30152.44
FL29 N 20°07'00" W 64.72	FB39 N 15°42'59" E 95.11	23 73312.30	30106.07
FL30 N 35°17'30" W 40.73	FB40 N 46°02'27" W 161.37	25 72319.18	30087.75
FL31 N 40°03'15" W 234.96	FB41 S 86°32'44" W 49.12	70 73259.99	31898.28
FL32 N 54°54'50" W 55.32	FB42 N 70°13'41" W 178.60	71 73240.51	31245.97
FL33 N 15°07'22" W 67.48	FB43 N 23°57'15" W 143.51	72 73241.01	31354.14
FL34 N 05°16'57" W 142.86	FB44 N 40°53'58" W 160.25	73 73191.01	31354.37
FL35 N 19°34'20" W 100.98	FB45 N 19°11'23" W 130.74	74 73190.97	31344.37
FL36 N 12°25'45" W 106.92	FB46 N 48°56'32" W 67.64	75 73175.90	31329.44
FL37 N 34°29'50" W 87.48	FB47 N 89°02'41" W 95.14	76 73082.65	31329.88
FL38 N 06°24'22" W 136.08	FB48 N 57°01'35" W 88.03	77 72830.00	31299.78
FL39 N 20°18'50" W 210.12	FB49 S 69°02'00" W 77.25	78 72796.28	31303.30
FL40 S 09°25'45" E 104.64	FB50 N 20°48'31" W 144.82	79 72816.45	31231.03
FL41 S 13°40'42" E 119.45	FB51 N 35°23'37" W 95.74	80 72846.44	31252.38
FL42 S 52°40'02" E 47.13	FB52 N 50°00'08" W 80.40	81 73082.42	31279.88
FL43 S 29°58'28" E 112.51	FB53 S 10°27'52" E 8.93	82 73175.66	31279.44
FL44 S 56°40'01" E 310.20	FB54 S 32°23'32" E 404.40	83 73190.59	31264.37
FL45 S 85°34'36" E 28.38	FB55 S 10°17'58" E 46.87	84 73190.51	31246.21
FL46 S 53°14'27" E 219.43	FB56 S 27°54'46" E 47.74	85 73216.54	31068.57
FL47 S 19°41'26" E 113.08	FB57 S 15°54'05" E 26.62	86 73192.10	31587.11
FL48 S 14°50'50" E 82.45	FB58 S 49°04'41" E 52.43	87 72297.27	30237.01
FL49 S 06°34'55" E 47.17	FB59 S 08°20'07" W 38.54	88 72192.89	30388.65
FL50 S 39°54'57" E 50.92	FB60 S 53°43'05" E 75.52	89 72190.23	30441.02
FL51 S 76°21'12" E 66.74	FB61 S 31°28'42" E 63.62	90 72106.86	30434.61
FL52 S 88°15'04" W 136.66	FB62 N 89°42'19" E 94.73	91 72150.86	30377.64
FL53 S 73°27'47" W 109.01	FB63 S 41°47'13" E 74.43	92 72269.25	30207.17
FL54 S 56°41'27" W 62.60	FB64 N 06°46'45" E 51.58	93 72080.88	30056.33
FL55 S 61°34'35" W 142.27	FB65 S 74°39'16" E 46.83	94 72002.23	30111.39
FL56 S 78°42'53" W 221.71	FB66 S 63°09'41" E 78.92	95 71977.11	30190.22
FL57 S 66°47'47" W 61.43	FB67 S 38°21'02" E 57.99	96 71825.59	30168.64
FL58 S 53°56'58" W 140.45	FB68 S 47°22'02" E 117.71	97 72804.59	31480.30
FL59 S 60°50'08" W 52.66	FB69 S 81°26'33" E 73.48		
FL60 N 71°31'14" W 25.50			
FL61 N 71°39'26" W 51.14			
FL62 S 78°25'41" W 128.38			
FL63 N 87°00'20" W 51.75			
FL64 N 82°27'34" W 75.84			



Legend

- Plot Outline
- Road Right-of-Way & Lot Lines
- Building Setback
- Curve Numbers
- House Numbers
- Coordinates
- Drainage and Utility Easements
- Forest Buffer Easement, Drainage & Utility Easement
- 100-Year Floodplain Limits
- 100-Year Flood Water Surface Elevation

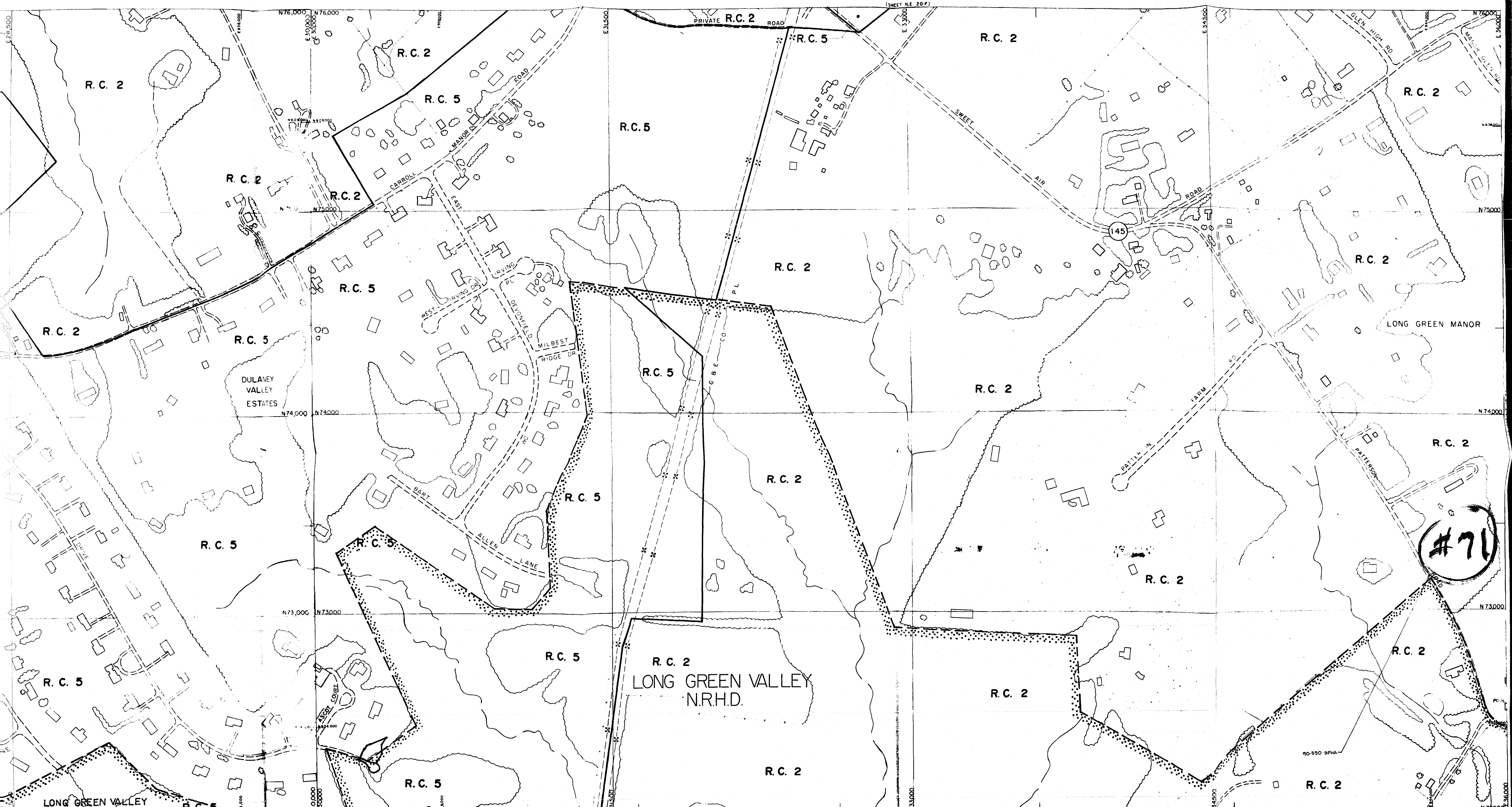
General Notes

- The recording of this plat does not constitute or imply acceptance by the County of any street, easement, park, open space, or other public area shown on the plat.
- This plat may expire in accordance with the provisions of the Baltimore County Code, Section 26-216.
- The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- The owner/developer shall comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
- Trash collection, snow removal, and road maintenance are to be provided to the junction of the parcel and street right-of-way.
- Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation of the currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply, including the minimum setback of 22 feet to be held from the street right-of-way to the garage or carport entered directly from the street.
- C.R.G. was approved on 22 August, 1991.
- Deed Reference: 7198/349 (Hoek) & 7835/005 (Danecker)
- Tax Account No.: 11-08-032521 (Hoek) & 11-04-078410 (Danecker)
- Soil percolation tests will be valid for a period of five years from the date the record plat is signed by the Director, Department of Environmental Protection and Resource Management. New tests may be required at the expiration of this period.
- All requirements of the Maryland State Department of the Environment and the Baltimore County Department of Environmental Protection and Resource Management pertaining to private sewage systems must be complied with prior to the approval of building applications.
- The area designated as a floodplain includes the area inundated by the 100-year frequency storm and a minimum of 1 foot vertical freeboard. The elevations shown on the floodplain are the 100-year design frequency surface elevations.
- There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any forest buffer easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- This plat is subject to a "Development Agreement" by and among Stephen P. and Deborah A. Hoek, Mary Magdalene Hermann and the Carroll Manor Improvement Association, Inc., dated January 20, 1992.
- This plat is subject to the "Declaration of Restrictive Covenant" dated January 20, 1992, and recorded among the Land Records of Baltimore County at Liber S.M. No. 9032, Folio 745.
- Highways and highway widening, easements, drainage and utility easements, access easements, forest buffer areas, fee or easement, and stormwater management areas, no matter how entitled, shown hereon, are reserved unto the owners and, except for those indicated as private, are hereby offered to Baltimore County, Maryland. The Owners, their personal representatives and assigns will convey said areas by deed to Baltimore County, Maryland, at no cost.
- The streets and/or roads shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be public use; the fee simple title to the lands thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Filed for record
S.M. 64 FOLIO 075
Date JUL 9 1992
Test: *Signature*
Clerk

Plat 1 of 2
Manor's Choice
C.R.G. No. 91052
Planning No. X1-503
11th Election District
Baltimore County, Maryland
Scale: 1"=100' 13 April, 1992

Coordinates and bearings shown hereon are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based upon the following traverse stations: 13944 N 74309.13 E 28634.47 13943 N 74224.28 E 28210.44	Approved by Baltimore County Department of Environmental Protection and Resource Management <i>Signature</i> 2/6/92 Approved by Baltimore County Department of Public Works and Baltimore County Office of Planning and Zoning <i>Signature</i> 5/1/92	P.W.A. completed 119202 FINAL PLAT CHECKED Planning 7/7/92 Engineering 4/27/92 House Nos. 5-5-92 LAND AC. 1-2-92 5-7-92 7-2-92 6-7-92	OWNER'S CERTIFICATE The undersigned, owners of the land shown on this plat, hereby certify that, to the best of their knowledge, the requirement of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland has been complied with, insofar as same concerns the making of the plat and the setting of the markers. <i>Signature</i> 4-17-92 <i>Signature</i> 4/17/92 Mark J. Day	SURVEYOR'S CERTIFICATE The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out, and the plat thereof has been prepared, in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and the setting of the markers. <i>Signature</i> 4-16-92 Douglas W. Duval, RLS #10784	DUVAL & ASSOCIATES, P.A. ENGINEERS • SURVEYORS 8 Edgarwood Court Phoenix, Md. 21131 410-868-5467
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1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88 Chairman, County Council		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92 Chairman, County Council		SCALE 1" = 200' ±	LOCATION EAST OF BALDWIN	SHEET N.E. 19-F
ZONING MAP County Council	SCALE 1" = 200' ±	LOCATION EAST OF BLENHEIM	SHEET N.E. 19-E	DATE OF PHOTOGRAPHY JANUARY 1986		

Zoning Map